



Agenda for Meeting 16-2016

CITY OF ROCKVILLE PLANNING COMMISSION

Charles Littlefield, Chair

Anne Goodman
Don Hadley

Jack Leiderman
Gail Sherman
John Tyner, II

Wednesday, September 14, 2016
6:30 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. EXECUTIVE SESSION – Beginning at 6:30 p.m.

Convene in Open Session to vote on motion to go into Executive Session pursuant to Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland to consult with counsel to obtain legal advice regarding the Major Site Plan Amendment STP2016-00278 for the Chabad Israeli Center.

The Executive Session will be held in the Diamondback Terrapin conference room in the Rockville City Hall.

II. REVIEW AND ACTION – Beginning at, or after, 7:00 p.m.

Ownership Plat PLT2017-00551, 1628 East Jefferson Street – A proposal to divide an existing 17.88432 acre Ownership Lot into two Ownership Lots located on Rockville Pike and the corner of Halpine Road and East Jefferson Street. The property is zoned MXCD. Planner: Margaret Hall, 240-314-8226.

III. BRIEFING

Briefing on Project Plan Application PJT2015-00005, 500 W. Montgomery Avenue, the applicant (JNP Chestnut Lodge LLC) will brief the Planning Commission on their modified application submitted June 1, 2016, to amend previous approved Planned Residential Unit Exploratory Application PRU2005-00022. The applicant is requesting approval of: 1) six (6) townhouse units instead of seven (7) multi-family units; 2) approval of the maximum height to not exceed 55 feet. Planner: Nicole Walters, 240-314-8215.

IV. REVIEW AND ACTION, CONTINUED

Major Site Plan Amendment STP2016-00278, 216 Rollins Avenue– Continuation of Planning Commission review of the proposal to amend approved Use Permit 2008-00712 to allow for an expansion of the operation and activities of the Chabad Israeli Center at 216 Rollins Avenue. The property is zoned R-75. Planner: Castor Chasten, 240-314-8223.

V. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes – June 8, 2016 Meeting
- E. FYI Correspondence

VI. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

September 28, 2016

October 19, 2016

October 26, 2016

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since June 21, 2016:

- PLT2017-00554, 5715 Crawford Dr., Dyan and Juan Gomez, for lot subdivision.
- SPX2017-00391, 12890 Glen Mill Rd., Mayor & Council of Rockville, to temporarily relocate existing telecommunications antennas onto a temporary cell mono pole.

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.